

STATE BUILDING CODE INTERPRETATION NO. I-12-00

March 1, 2000

The following is offered in response to your letter in which you request an interpretation of sections 1107.4.2.1 and 1107.4.2.4 of the BOCA National Building Code/1996 portion of the 1999 State Building Code. Your request is based on the following scenario:

- 1) Two existing Use Group R-2 buildings consisting of 24 dwelling units each on associated individual lots.
- 2) Each building is to be changed into 12 and 18 dwelling units respectively creating larger 2 and 3 bedroom dwelling units in the buildings. Use Group remains R-2.
- 3) Each renovation consists of interior demolition, all new interior finishes, kitchens, bathrooms, windows, doors, porches and roofs.

Question: Does the scope of work described constitute “substantially renovated” as referenced in section 1107.4.2.1 and “substantially rehabilitated” as referenced in section 1107.4.2.4?

Answer: Yes. Although the two code sections use different terminology, the intent of the code is similar in both sections. The work set forth to re-configure the interior layouts and to replace all the items specified in item 3 above conforms to both “substantially renovated” and “substantially rehabilitated”. The intent of the code is that accessibility for the disabled is provided in both of these buildings to the extent required by the code.